From:	Sexton, Pat@Coastal <Pat.Sexton@coastal.ca.gov>
Sent time:	10/25/2019 10:23:01 AM
To:	Jill Martin <jmartin@trumpnational.com>; Danny Aleshire <danny.aleshire@awattorneys.com>; Rehm, Zach@Coastal <Zach.Rehm@coastal.ca.gov>; Galvez, Karla@Coastal <Karla.Galvez@coastal.ca.gov>
Cc:	Boyd Hill <BHill@jacksontidus.law>; Ara Mihranian
Subject:	Re: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments
Attachments:	APN 7564-029-035 GD recorded as 2019=564138.pdf

Hi Jill,

This document requires further work with reference to the 13 APNs shown on page 1. Some of these assessor parcel numbers no longer exist, new numbers have been assigned to some of the properties, and some of the APNs reference property that has recently been transferred to individuals, i.e. APN 7564-029-035 and others. After all the assessor parcel number information has been reviewed and the information corrected, please have the revised document forwarded to me for review. Thanks.

Pat

From: Jill Martin <jmartin@trumpnational.com>
Sent: Thursday, October 24, 2019 4:05 PM
To: Danny Aleshire <danny.aleshire@awattorneys.com>; Sexton, Pat@Coastal <Pat.Sexton@coastal.ca.gov>; Rehm, Zach@Coastal <Zach.Rehm@coastal.ca.gov>; Galvez, Karla@Coastal <Karla.Galvez@coastal.ca.gov>
Cc: 'Boyd Hill' <BHill@jacksontidus.law>; Mihranian, Ara@City of Ranchos Palos Verdes <aram@rpvca.gov>
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Hi Everyone,
Just following up on Danny's email below. Is everyone signed off so we can get this in front of City Council? Thanks for your attention to getting these last items completed.

Best,

Jill A. Martin
Executive Vice President & Chief Compliance Counsel
The Trump Organization
c/o Trump National Golf Club Los Angeles
One Trump National Dr.
Rancho Palos Verdes, CA 90275
Tel: 310-303-3225

From: Danny Aleshire <danny.aleshire@awattorneys.com>
Sent: Wednesday, October 16, 2019 3:41 PM
To: Sexton, Pat@Coastal <Pat.Sexton@coastal.ca.gov>; Rehm, Zach@Coastal <Zach.Rehm@coastal.ca.gov>; 'Galvez, Karla@Coastal' <Karla.Galvez@coastal.ca.gov>
Cc: Danny Aleshire <danny.aleshire@awattorneys.com>; Jill Martin <jmartin@trumpnational.com>; 'Boyd Hill' <BHill@jacksontidus.law>; 'Ara Mihranian (aram@rpvca.gov)' <aram@rpvca.gov>
Subject: FW: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Hi All,

We understand that you have approved the Exhibit E showing the revised fee title dedicated property. The City is reviewing this, but in the meantime I wanted to revert back and make sure we are all still on the same page as to the Amendment that the Exhibit E will be attached to. Attached is the last draft of the Amendment that was circulated (both clean and in track changes).

We'll need to change the Council approval date in Recital J (to presumably a November date), but otherwise, can you please confirm this version is still approved for execution and recordation?

Thanks,
Danny

From: Danny Aleshire
Sent: Wednesday, August 21, 2019 5:48 PM
To: 'Boyd Hill'
Cc: Jill Martin; Danny Aleshire
Subject: FW: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Hi Boyd,

Attached is the last draft of the Amendment that I have in my files. Did you have any further comments/changes to this draft?

Thanks,
Danny

From: Sexton, Pat@Coastal [mailto:Pat.Sexton@coastal.ca.gov]
Sent: Tuesday, August 20, 2019 12:18 PM
To: Jill Martin; Danny Aleshire
Cc: Rehm, Zach@Coastal; Galvez, Karla@Coastal; Selim
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Jill and Danny,

However . . . please note that the Coastal Commission must review and approve the entire Amendment to Fee Title Dedication including all exhibits prior to any recordation. Please forward a copy of that document to both Karla and me for that review, and if you have any questions, please do let us know as soon as possible. Thanks.

Pat

From: Sexton, Pat@Coastal
Sent: Tuesday, August 20, 2019 11:20 AM
To: Jill Martin
Cc: Rehm, Zach@Coastal; Danny Aleshire; Galvez, Karla@Coastal; Selim
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Jill,

Thanks for the update. We would appreciate receiving copies of the recorded documents, Grant Deeds as well as the Amendment to Fee Title Dedication.

Thanks,
Pat

From: Jill Martin [mailto:jmartin@trumpnational.com]
Sent: Tuesday, August 20, 2019 10:25 AM
To: Selim; Sexton, Pat@Coastal
Cc: Rehm, Zach@Coastal; Danny Aleshire
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Hi Pat,
We are currently waiting for the City to get us the signed documents to record. I've added Danny as he was working with the City to get that accomplished. As soon as everything is recorded, we will let you know.

Thanks,

Jill A. Martin
Executive Vice President & Chief Compliance Counsel
The Trump Organization
c/o Trump National Golf Club Los Angeles
One Trump National Dr.
Rancho Palos Verdes, CA 90275

Tel: 310-303-3225

From: Selim <Selim@sawayaeng.com>
Sent: Thursday, August 15, 2019 10:42 AM
To: 'Sexton, Pat@Coastal' <Pat.Sexton@coastal.ca.gov>
Cc: Jill Martin <jmartin@trumpnational.com>; 'Rehm, Zach@Coastal' <Zach.Rehm@coastal.ca.gov>
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Hello Pat, hope that you are doing well,

The recordation of the documents in question is being handled by Ms. Jill Martin. She is out of the office this week. I will check with her and get back to you hopefully next Monday.

Have a great weekend.

Thank you
Selim Sawaya P.E. / P.L.S.
(626) 715-2320

From: Sexton, Pat@Coastal [mailto:Pat.Sexton@coastal.ca.gov]
Sent: Wednesday, August 14, 2019 2:05 PM
To: Selim
Cc: 'Jill Martin'; Rehm, Zach@Coastal
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Hi Selim,

I would like to find out if you have any information regarding the recorded documents discussed in the emails below, as well as the Amendment to Fee Title Dedication. If these documents have been recorded, please forward copies of the recorded documents or the recording information for each document. Thanks.

Much appreciated,

Pat

From: Selim [mailto:Selim@sawayaeng.com]
Sent: Wednesday, July 10, 2019 1:51 PM
To: Sexton, Pat@Coastal
Cc: 'Simon Young'; 'Randy Cook'; 'Boyd Hill'; 'Kolotita Fue'; 'Jill Martin'
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Thank you Ms. Sexton, Have a good day ahead.

Thank you
Selim Sawaya PE/PLS
626-715-2320

From: Sexton, Pat@Coastal [mailto:Pat.Sexton@coastal.ca.gov]
Sent: Wednesday, July 10, 2019 1:38 PM
To: Selim
Cc: 'Simon Young'; 'Randy Cook'; 'Boyd Hill'; 'Kolotita Fue'; Jill Martin
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Selim,

Thanks for getting back to me re these grant deeds. I have no further comments, documents look good for recording. Pat

---

From: Selim [mailto:Selim@sawayaeng.com]
Sent: Wednesday, July 10, 2019 12:40 PM

To: Sexton, Pat@Coastal
Cc: 'Simon Young'; 'Randy Cook'; 'Boyd Hill'; 'Kolotita Fue'; Jill Martin
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Hello Ms. Sexton;

Any news regarding the approval of the Grand Deeds?
Kindly let us know.

Thank you
Selim Sawaya PE/PLS
626-715-2320

From: Sexton, Pat@Coastal [mailto:Pat.Sexton@coastal.ca.gov]
Sent: Thursday, June 27, 2019 11:21 AM
To: Selim
Cc: Simon Young; Randy Cook; 'Boyd Hill'; Kolotita Fue
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Selim,

I will look over the grant deeds and get back to you with any comments before you record. Thanks.

Pat

From: Kolotita Fue [mailto:KFue@assessor.lacounty.gov]
Sent: Thursday, June 27, 2019 11:11 AM
To: Selim
Cc: Simon Young; Randy Cook; Sexton, Pat@Coastal; 'Boyd Hill'
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Hi Mr. Sawaya,

All looks well. After the deeds are recorded, we will be able to proceed with the adjustments.

Thank you,

Kolotita Fue

GIS Technician I
Mapping & GIS Services
Los Angeles County
P(213) 974-7352 · F(213) 621-2083
kfue@assessor.lacounty.gov

From: Selim [mailto:Selim@sawayaeng.com]
Sent: Thursday, June 27, 2019 10:42 AM
To: Kolotita Fue <KFue@assessor.lacounty.gov>
Cc: Simon Young <SYoung@assessor.lacounty.gov>; Randy Cook <RCook@assessor.lacounty.gov>; 'Sexton, Pat@Coastal' <Pat.Sexton@coastal.ca.gov>; 'Boyd Hill' <BHill@jacksontidus.law>
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Ms. Fue.

Thank you for your e-mail. We have revised the Grand Deeds to reflect the correct Grantor / Grantee (see attached).
Kindly, let us know if the attached are acceptable for recordation.

Thank you
Selim Sawaya P.E. / P.L.S.
(626) 715-2320

From: Kolotita Fue [mailto:KFue@assessor.lacounty.gov]
Sent: Monday, June 24, 2019 10:11 AM
To: Selim
Cc: Simon Young; Randy Cook; 'Sexton, Pat@Coastal'; 'Boyd Hill'
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Good morning Mr. Sawaya,

With the exception of the first preliminary grant deed, all looks well.

The grantor in the first preliminary document should be VH Property. According to the legal description of Doc #12-1201293 recorded on 8/13/12, VH Property retained the southerly portion of lot 24.

Thank you,

Kolotita Fue

GIS Technician I
Mapping & GIS Services
Los Angeles County
P(213) 974-7352 · F(213) 621-2083
kfue@assessor.lacounty.gov

From: Selim [mailto:Selim@sawayaeng.com]
Sent: Friday, June 21, 2019 12:44 PM
To: Kolotita Fue <KFue@assessor.lacounty.gov>
Cc: Simon Young <SYoung@assessor.lacounty.gov>; Randy Cook <RCook@assessor.lacounty.gov>; 'Sexton, Pat@Coastal' <Pat.Sexton@coastal.ca.gov>; 'Boyd Hill' <BHill@jacksontidus.law>
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Ms. Fue.

Thank you for your e-mail. We have revised the Grand Deeds to reflect the correct Grantor / Grantee (see attached).
Kindly, let us know if the attached are acceptable for recordation.

Thank you
Selim Sawaya P.E. / P.L.S.
(626) 715-2320

From: Kolotita Fue [mailto:KFue@assessor.lacounty.gov]
Sent: Wednesday, June 19, 2019 10:08 AM
To: Selim
Cc: Simon Young; Randy Cook; Sexton, Pat@Coastal

Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Good day Mr. Sawaya,

I have been in contact with Pat Sexton from the California Coastal Commission with regard to the exchange deeds intended to execute the intent of two certificates of compliance from 2006 (please see thread below). Following a phone conversation with Pat yesterday, we agreed that it would be best if I communicate with you directly.

I looked into the chain of title for the involved properties and the preliminary deeds provided by Pat (attached). It looks like the grantor and grantee of said preliminary deeds are incorrect. The attached reference page contains my findings as to who should be current owners and hopefully it can assist in making the necessary changes. Conversely, if you are aware of other recorded documents that indicate otherwise, please let me know and we can move forward with sorting it out.

Please feel free to let me know if you have any questions.

Thank you,

Assessor Los Angeles County
Valuing People and Property
Kolotita Fue
GIS Technician I
Mapping & GIS Services
Los Angeles County
P(213) 974-7352 · F(213) 621-2083
kfue@assessor.lacounty.gov

From: Randy Cook
Sent: Friday, June 14, 2019 10:46 AM
To: Sexton, Pat@Coastal <Pat.Sexton@coastal.ca.gov>; Kolotita Fue <KFue@assessor.lacounty.gov>
Cc: Simon Young <SYoung@assessor.lacounty.gov>; Kolotita Fue <KFue@assessor.lacounty.gov>
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Pat:
I think we were looking for a little more time to review things on our end, but I'm not so sure that notion was all that clear from the previous email.
If it's okay with you we are going to try and call you later this afternoon to go over things; allowing Koko a little more time to review the documents involved.

From the previous email:
In the meantime, I would not give the green light for the deeds as they stand. I need to look further into the chain of title and will get back to you.

Randy Cook
Mapping Services
(213) 974-7352
rcook@assessor.lacounty.gov
Assessor Los Angeles County

From: Sexton, Pat@Coastal <Pat.Sexton@coastal.ca.gov>

Sent: Friday, June 14, 2019 9:33 AM
To: Kolotita Fue <KFue@assessor.lacounty.gov>
Cc: Simon Young <SYoung@assessor.lacounty.gov>; Randy Cook <RCook@assessor.lacounty.gov>
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Koko,

Thanks for your email below. I forwarded the information regarding the grantor/grantee discrepancies to the applicant's representatives. They will revise the 4 grant deeds to correct that information and I will follow up with you after the revised documents have been received by me.

Pat

From: Kolotita Fue [mailto:KFue@assessor.lacounty.gov]
Sent: Thursday, June 13, 2019 11:34 AM
To: Sexton, Pat@Coastal
Cc: Simon Young; Randy Cook
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Good morning Pat,

It is correct that deeds need to be recorded in order to convey title (since a lot line adjustment does not). However, it looks like the grantors/grantees in the documents you sent may not have the correct parties since the City already accepted the offer of dedication (which did not reflect the lot line adjustment).

In the meantime, I would not give the green light for the deeds as they stand. I need to look further into the chain of title and will get back to you.

In regards to your question about whether a grant deed that has the final configuration needs to be recorded: It is not a requirement, but a good practice. Without these deeds, it is not uncommon for subsequent deeds to be recorded with the wrong legal description and rejected. Of course, this is assuming the other requirements (correct parties, not tax delinquent, etc.) are all met.

If you have any other questions, please feel free to let me know.

Thanks,
Koko

Assessor Los Angeles County
Valuing People and Property

Kolotita Fue

GIS Technician I
Mapping & GIS Services
Los Angeles County
P(213) 974-7352 · F(213) 621-2083
kfue@assessor.lacounty.gov

From: Randy Cook
Sent: Wednesday, June 12, 2019 4:45 PM
To: Simon Young <SYoung@assessor.lacounty.gov>
Cc: Kolotita Fue <KFue@assessor.lacounty.gov>
Subject: FW: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Simon:

Pat claims she's fairly certain she spoke to you and Koko regarding this situation, does any of this look familiar to you or Koko?

Randy Cook
Mapping Services
(213) 974-7352
rcook@assessor.lacounty.gov

From: Sexton, Pat@Coastal <Pat.Sexton@coastal.ca.gov>
Sent: Wednesday, June 12, 2019 4:35 PM
To: Randy Cook <RCook@assessor.lacounty.gov>; Simon Young <SYoung@assessor.lacounty.gov>
Cc: Kolotita Fue <KFue@assessor.lacounty.gov>
Subject: RE: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Hi Randy,

Do you think it would be possible for me to get a response tomorrow regarding the documents I forwarded to you on May 28th? I need to respond to this applicant's attorneys and surveyor tomorrow and let them know if these documents can be recorded. Do these documents satisfy what is needed by the County, or are additional documents required?

Thanks for your help with this.

Pat

From: Randy Cook [mailto:RCook@assessor.lacounty.gov]
Sent: Thursday, June 06, 2019 4:40 PM
To: Simon Young
Cc: Kolotita Fue; Sexton, Pat@Coastal
Subject: FW: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Pat:
I'll forward this email to Simon Young and Koko Fue, they both left the office at 4:00pm, Simon is off on Friday and should be back in the office on Monday and
hopefully he'll have time to review this email; assuming it was Simon you initially spoke to, I'm hoping he can find the time to follow up.

Randy Cook
Mapping Services
(213) 974-7352
rcook@assessor.lacounty.gov

From: Sexton, Pat@Coastal <Pat.Sexton@coastal.ca.gov>
Sent: Tuesday, May 28, 2019 3:22 PM
To: Randy Cook <RCook@assessor.lacounty.gov>
Subject: Grant Deeds and Preliminary Change of Ownership Reports for Lot Line Adjustments

Hi Randy and Coco,

In follow up to our phone conversation, attached are the 4 draft documents I received today from their surveyor, Selim Sawaya.

With reference to Lots B and C of TM 50667, please let me know if the attached draft documents satisfy what the County needs regarding these adjusted lots. There were two separate LLAs recorded in 2006 affecting those lots, one affecting Lot B and another affecting Lot C. My understanding is that Grant Deeds needed to be recorded regarding those LLA transactions. The Certificate of Acceptance (of the Irrevocable Offer to Dedicate Fee Title) regarding this property and other property recorded on November 6, 2018 as Instrument No. 2018-1122132.

My question is: does a GD also need to be recorded that reflects the current reconfigured parcels in their entirety, or are the GDs attached with reference to Lots B & C of TM 50667 sufficient?

Any questions, please email or call. Thanks.

Pat Sexton, Sr. Legal Analyst
California Coastal Commission
(415) 904-5237

Sign up for Newsletter
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20190564138

Pages: 0010

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County, California

06/14/19 AT 08:00AM

FEES:	46.00
TAXES:	2,970.00
OTHER:	0.00
PAID:	3,016.00

LEADSHEET

201906140240020

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SEQ:
04

DAR - Title Company (Hard Copy)

THIS FORM IS NOT TO BE DUPLICATED

E464790

T44

APN 7564-029-035 GD recorded as 2019=564138.pdf

Recording Requested By
First American Title HSD

Order No: NHSC-3660924 (11)
Escrow No. 3287-VK

06/14/2019
20190564138

V

RECORDING REQUESTED BY:
First American Title Company HSD
MAIL TAX STATEMENTS TO: And
WHEN RECORDED MAIL TO:

Michael and Gina Mulligan
2300 Via Acalones
Palos Verdes Estates, CA 90274

9

DOCUMENTARY TRANSFER TAX $2,970

(80)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

√ Computed on the consideration or value of property conveyed, OR

_____ Computed on the consideration or value less liens or encumbrances remaining at time of sale

R Mulligan for First American Title
Signature of Declarant or Agent Determining Tax
Firm Name

APN: 7564-029-035

THE ESTATES AT TRUMP NATIONAL GOLF CLUB

GRANT DEED

Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax

For valuable consideration, receipt of which is hereby acknowledged, **VHPS LLC, a Delaware limited liability company** (***"Grantor"***), hereby grants to **Michael Mulligan and Gina Mulligan, Husband and Wife as Joint Tenants as to an undivided 50% interest, and Lisa Wang, a Single Woman as to an undivided 50% interest, as Tenants in Common** (***"Grantee"***), the real property in the City of Rancho Palos Verdes, Los Angeles County, California, described in **Exhibit 1** attached to and incorporated in this Grant Deed.

THIS GRANT IS SUBJECT TO ALL PROVISIONS DESCRIBED IN EXHIBIT 1.

A notary public officer or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document

STATE OF NEW YORK)
) ss.
COUNTY OF NEW YORK)

On June 11, 2019 before me Stephanie A Lennig, Notary Public, personally appeared Allen Weisselberg, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which person(s) acted, executed the instrument.

The undersigned under Penalty of Perjury under the laws of the State of New York that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Signature: Stephanie A Lennig

STEPHANIE A LENNIG
NOTARY PUBLIC, State of New York
No. 31-4955771
Qualified in New York County
Commission Expires September 5, 2021

VHPS LLC, a Delaware limited liability company

By: _____
Allen Weisselberg, Vice President

Mail Tax Statement as Directed Above

4B

APN 7564-029-035 GD recorded as 2019=564138.pdf

ILLEGIBLE NOTARY SEAL DECLARATION

Government Code Section 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement attached reads as follows:

Name of Notary: STEPHANIE A. LENNIG

Date Commission Expires: SEPT. 5, 2021

Notary Identification No: OILE 4955771

County Where Bond Filed: NEW YORK, NEW YORK

Manufacturer/Vendor Identification No: NOT LISTED

Place of Execution of the Declaration: Corona, CA

Date: 6/13/2019

First American Title

R. MIRANDA

APN 7564-029-035 GD recorded as 2019=564138.pdf

EXHIBIT 1
TO
GRANT DEED
LEGAL DESCRIPTION OF THE LOT

PARCEL NO. 1

Lot 9 (the ***"Lot"***) of Tract No. 50667 in the City of Rancho Palos Verdes, County of Los Angeles, State of California, as per map (***"Map"***) recorded in Book 1241, at Pages 71 to 82, inclusive, of Maps in the Office of the County Recorder of said County, a Certificate of Correction of which was recorded on April 25, 2000, as Instrument No. 00-622434, of Official Records of Los Angeles County, California (***"Official Records"***).

RESERVING THEREFROM, for the benefit of Grantor, its successors in interest and assignees, to the extent not already excepted by instruments of record:

A. All oil rights, mineral rights, natural gas rights and rights to all other hydrocarbons by whatsoever name known, to all geothermal heat and to all products derived from any of the foregoing (collectively, ***"Subsurface Resources"***); and

B. The perpetual right to drill, mine, explore and operate for and to produce, store and remove any of the Subsurface Resources on or from the Lot, including the right to whipstock or directionally drill and mine from lands other than the Lot, wells, tunnels and shafts into, through or across the subsurface of the Lot, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts within or beyond the exterior limits of the Lot, and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines, but without the right to drill, mine, explore, operate, produce, store or remove any of the Subsurface Resources through or in the surface or the upper five hundred (500) feet of the subsurface of the Lot.

ALSO RESERVING THEREFROM, for the benefit of Grantor, its successors in interest and assignees, to the extent not already excepted or reserved by instruments of record, any and all water and water rights, if any, within and underlying the Lot.

ALSO RESERVING THEREFROM, for the benefit of Grantor, its successors in interest and assignees, easements for access, ingress, egress, encroachment, support, maintenance, drainage, repair, and for other purposes, all as may be shown on the Map, and as described in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Estates at Trump National Golf Club (together with any amendments thereto, the ***"Declaration"***), recorded on December 6, 2004, as Instrument No. 04-3143459, as amended by that certain Supplemental Declaration of Covenants, Conditions, and Restrictions for the Estates at Trump National Golf Club, dated September 16,2010, and recorded on September 20, 2010, as Instrument No. 2010-01325322, and the Amended and Restated Declaration of Establishment of Easements (together with any amendments thereto, the ***"Golf Course Agreement"***), recorded on December 6, 2004, as Instrument No. 04-3143458, both in the Official Records.

FURTHER RESERVING THEREFROM, for the benefit of Grantor, its successors in interest and assignees, the right to enter the Lot (i) to comply with requirements for the recordation of

APN 7564-029-035 GD recorded as 2019=564138.pdf

subdivision maps or lot line adjustments in the Covered Property or Annexation Property, as those terms are defined in the Declaration, (ii) to accommodate grading or construction activities, and (iii) to comply with requirements of applicable governmental agencies. Grantor shall provide reasonable notice to Grantee before such entry. The term of this reservation of right of entry shall automatically expire on the date that is eleven (11) years from the last Close of Escrow for the sale of a Lot in the Covered Property requiring the issuance of a Final Subdivision Public Report.

FURTHER RESERVING THEREFROM, for the benefit of The Estates at Trump National Golf Club Association, a California nonprofit mutual benefit corporation, nonexclusive easements for maintenance of the Association Maintenance Areas (as defined in the Declaration) depicted on ***Exhibit E*** to the Declaration and described in the Declaration, together with nonexclusive easements over the property on which such Association Maintenance Areas are located for access reasonably necessary in connection therewith.

PARCEL NO. 2

Nonexclusive easements for access, drainage, encroachment, maintenance, repair, and for other purposes, in each case, if any, all as may be shown or described on the Map, the Declaration and the Golf Course Agreement.

PARCEL NO. 1 AND NO. 2 ARE ALSO SUBJECT TO:

1. Nondelinquent general and special real property taxes and public and private assessments;

2. All other covenants, conditions, restrictions, easements, reservations, rights and rights-of-way of record, including without limitation those described and reserved in the Declaration, the Golf Course Agreement and the Map;

3. All (i) matters discoverable or ascertainable by inspection or survey of the Lot, (ii) zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy or enjoyment of the Lot, and (iii) any other matters created, permitted or approved by Grantee; and

4. The provisions of the Instrument Imposing a Mortgage Lien and Right of First Refusal for the Estates at Trump National Golf Course (the "**Instrument**") encumbering Parcel No. 1 and Parcel No. 2 recording concurrently herewith, in the Official Records and as such Instrument may be amended or restated in Official Records, which imposes a lien to enforce Grantee's obligation to timely and properly construct a residence on the Lot, as more specifically described therein.

[Signatures Included on Following Page]

APN 7564-029-035 GD recorded as 2019=564138.pdf

EXHIBIT 1
TO
GRANT DEED, CONT.

GRANTEE ACCEPTANCE AND AGREEMENT

Grantee, by acceptance and recordation of this Grant Deed, (a) accepts and approves this Grant Deed, (b) accepts, covenants, and agrees to be bound by all provisions of (1) the Declaration, including the dispute resolution procedures and waiver of jury trial in Section 13.4 of the Declaration and (2) the Golf Course Agreement, and (c) understands that this grant is subject to and expressly conditioned upon the performance of such provisions and requirements to be performed by Grantee thereunder. Grantee has read, understood and agreed to the provisions of the Declaration, and they are incorporated into this Grant Deed by this reference. Grantee further grants to Grantor such powers and rights which are set forth in the Declaration, this 7th day of June 2019.

By:_____
Michael Mulligan

By:_____
Gina Mulligan

By:_____
Lisa Wang

APN 7564-029-035 GD recorded as 2019=564138.pdf

ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of

State of New York } SS

County of New York } SS

On June 11, 2019, before me, Stephanie A Lennig, Notary Public
(here insert name and title of officer)

personally appeared, Allen Weisselberg

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of New York that the foregoing is true and correct.

WITNESS my hand and official seal

Signature Stephanie A Lennig

STEPHANIE A. LENNIG
NOTARY PUBLIC, State of New York
~~No.~~ 01LE 4955771
Qualified in New York County
Commission Expires September 5, 2021

(SEAL)

APN 7564-029-035 GD recorded as 2019=564138.pdf

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On June 7-2019 before me, V K PABEN,

A Notary Public personally appeared Michael Mulligan

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature V K PaBen

V. K. PABEN
Notary Public - California
Los Angeles County
Commission # 2275003
My Comm. Expires Jan 12, 2023

(Seal)

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ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of

State of California } SS

County of LOS ANGELES } SS

On JUNE 7TH 2019, before me, V K PABEN - NOTARY PUBLIC

(here insert name and title of officer)

personally appeared, Gina Mulligan

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing is true and correct.

WITNESS my hand and official seal

V. K. PABEN
Notary Public - California
Los Angeles County
Commission # 2275003
My Comm. Expires Jan 12, 2023

Signature

(SEAL)

APN 7564-029-035 GD recorded as 2019=564138.pdf

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ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of

State of California } SS

County of Los Angeles } SS

On 7-2019 2019, before me, V K PABEN - NOTARY Public

(here insert name and title of officer)

personally appeared, Lisa Wang

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing is true and correct.

WITNESS my hand and official seal

V. K. PABEN
Notary Public - California
Los Angeles County
Commission # 2275003
My Comm. Expires Jan 12, 2023

Signature

(SEAL)